



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
April 6, 2010 - 6:00 p.m.**



Next Planning Commission
Resolution No. 771

I. MEETING CALLED TO ORDER

II. ROLL CALL

Connie Moczygemba, Chuck Piland, Pat Beck, Mike Oliver, Justin Hurley, Tim Schmeusser and Keith Wangle

III. CORRESPONDENCE

IV. MINUTES - Review and approval of March 16, 2010 Planning Commission Minutes

V. PUBLIC APPEARANCES

VI. BUSINESS

Pgs. 1 - 16

- A. **File No. 09107.** A resolution forwarding a favorable recommendation to the Central Point City Council regarding adoption of the *Greater Bear Creek Valley Regional Plan*. **Applicant: Jackson County**

Pgs. 17 - 21

- B. **File No. 07038.** Consideration of a request from North Valley Center for an extension of time within which to submit a final development plan for a mixed use commercial shopping facility. The property is located on East Pine Street (Biddle Road) in the C-4, Tourist and Office Professional zoning district (Jackson County Assessor's map 37S 2W 01C, Tax Lot 802). **Applicant: Bank of the Cascades**

VII. DISCUSSION

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

**City of Central Point
Planning Commission Minutes
March 16, 2010**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

Commissioners Connie Moczygemba, Chuck Piland, Pat Beck, Mike Oliver, Tim Schmeusser, Keith Wangle, and Justin Hurley were present.

Also in attendance were: Tom Humphrey, Community Development Director; Don Burt, Planning Manager; Connie Clune, Community Planner; Dave Jacob, Community Planner; and Didi Thomas, Planning Secretary.

III. CORRESPONDENCE – None

IV. MINUTES

Keith Wangle made a motion to approve the minutes of the December 1, 2009 Planning Commission meeting as submitted. Tim Schmeusser seconded the motion. ROLL CALL: Piland, yes; Oliver, yes; Hurley, abstained; Beck, yes; Schmeusser, yes; Wangle; yes. Motion passed.

V. PUBLIC APPEARANCES

There were no public appearances.

VI. BUSINESS

- A. File No. 09107.** A public hearing to consider the proposed Jackson County Plan Amendment regarding the *Greater Bear Creek Valley Regional Plan*. **Applicant: Jackson County**

Planning Manager Don Burt stated that the purpose of this evening's meeting was to take input on the Greater Bear Creek Regional Plan, with the intent of forwarding a recommendation to the City Council regarding the Plan and its consistency with the draft Plan as referenced in the Participant's Agreement. The Regional Problem Solving Participants Agreement states that the draft Plan shall become the "adopted Plan" upon

conclusion of Jackson County's comprehensive plan and land use regulation amendment process.

Mr. Burt stressed that this was not a land use decision. Jackson County is going through a land use decision and therefore, any comments made by concerned citizens will be forwarded to the Council and to the Jackson County Planning Commission by staff. In order to obtain "legal" standing in this matter, it is imperative that anyone with concerns go before the Jackson County Planning Commission.

Since the City initially reviewed the draft plan, there have been some minor changes made which we will discuss and consequently clear up any concerns that committee members might have. Mr. Burt pointed out that Jackson County would have the ultimate responsibility for finalizing the plan and once it is adopted by the Land Conservation and Development Commission (LCDC), each city involved in the process would be responsible for modifying its comprehensive plan, preparing amendments and forwarding the information along to LCDC who will conduct a review and take action.

Mr. Burt stated that the reason for this process is to take a look at long range land needs to accommodate projected increases in population and it is incumbent upon the participants in the process to forward any concerns expressed at the public hearing.

Don Burt then presented a slide presentation, recapping the key considerations of the Plan, its goals, implementation of those goals, policies, gross acreage needs and land use distribution in each of the proposed Urban Reserve areas.

Don Burt advised committee members that as a result of a Citizens Advisory Committee meeting that was held on March 9, 2010, specific concerns were raised for consideration...the addition of one tax lot to CP-4D. The tax lot is approximately one acre in size, has a residence on it, and is classified as an exception property; clarification of the land use designation for the Little League fields and the Boy Scout headquarters in CP-6B; and a property owner in CP-6A does not wish to be included in the Urban Reserve Area. This property is also approximately one acre in size and has a residence on it.

Community Development Director Tom Humphrey explained that this process has been going on for over ten years. Mr. Humphrey said that when a city adjusts its urban growth boundary (UGB), under current State law the addition of new lands would come from urban reserve areas. If there were no urban reserve areas to draw from, the city would then look to exception lands in order to acquire the acreage needed for development. By creating urban reserve areas, we don't have to go into exception lands. It is harder to develop exception lands. Larger parcels can be master planned and the fiscal impact of extending services to properties is minimized.

The public portion of the hearing was opened.

The first citizen to come forward was Duane Mallams with questions to staff regarding the calculation of densities. Don Burt stated that the Plan's proposed density for Central Point ranged between 6.00 and 7.30 units per acre and this would be reflected in the comprehensive plan. Mr. Burt also pointed out the acreage for agricultural buffering would need to come out of the total acreage. Mr. Mallams asked if the acreage calculation would be reduced by the number of existing residents on properties that will be brought in, and Mr. Burt explained to him how that would be calculated.

Warren Horton, 2525 Scenic Avenue, came forward in support of the Regional Plan and stated that he wanted to be included. Katie Mallams was the next person to come forward and expressed concerns about resource lands contained in CP-6A, Gibbon/Forest Acres as an area of mutual concern and the proposed urbanization of the Tolo area (CP-1B). Sheri Sonnen, 2130 Boes Avenue, came forward and stated that she would like to have her property included in an urban reserve area in order to get city water. Larry Martin, 2673 Taylor Road, came forward in support of the Regional Plan. Tim Higinbotham, 2744 Taylor Road, came forward in favor of the Regional Plan, stating that he thought it was remarkable that people had stayed with the process all this time and that fact alone spoke to the integrity of the people involved. Mr. Higinbotham continued that he had an agricultural background in the Rogue Valley, and that it wasn't an area you would go to on purpose for farming because of the prevalence of hard pan in the soil. He felt that the term "open space" would be more appropriately used to describe a lot of the proposed urban reserve lands.

The Planning Commission took a short break from 7:15 p.m. to 7:25 p.m. June Brock, 2815 Taylor Road, came forward to say that she and her husband were very much in favor of the Plan.

The public hearing was then closed.

Tom Humphrey asked to address some of the issues raised and explained that in the beginning of the process, different land use areas were looked at. The Tolo area was viewed as an area of mutual concern and was projected for future growth. As a result, a water line was extended to that employment base. The County has zoned the area for future development as the City would be better able to manage this area and not the County. There are a lot of unique qualities to the Tolo area, mainly to be utilized as a juncture of transportation facilities.

Gibbon Acres is another area considered for expansion but is beyond one-half mile from the existing UGB, would require significant infrastructure improvements, and has many environmental concerns.

In response to a question raised by Mike Oliver about the potential for future farming in the valley, Mr. Humphrey said that we will preserve some agricultural land for this purpose but that the most productive areas were Seven Oaks and property along Bear Creek.

Connie Moczygemba asked staff what needed to be done to fix the designation of lands for Little League and Boy Scout use. Don Burt stated that staff would need to be directed to prepare a resolution to forward to the City Council, subject to any items of concern of the Planning Commission.

The Planning Commission then discussed issues raised by residents and were all in agreement about adding the property located at 2130 Boes Avenue to Urban Reserve Area (URA) CP-4D and changing the land use designation of the Little League and Boy Scout properties in URA CP-6B to reflect an institutional land use in order to protect the current use of the property from future development. The Commission then discussed the Mallams property on Heritage Road (CP-6A) and all agreed that there was no justification for creating an island within that URA and all commissioners agreed that they were concerned with the bigger picture.

Justin Hurley made a motion to direct staff to prepare a resolution for consideration by the Commission at its next regularly scheduled meeting which reflects the Commission's recommendations on the issues raised. Tim Schmeusser seconded the motion. ROLL CALL: Piland, yes; Oliver, yes; Hurley, yes; Beck, yes; Schmeusser, yes; and Wangle, yes. Motion passed.

VII. DISCUSSION

Tom Humphrey advised that the City had entered into an Intergovernmental Agreement with the Rail Division and Jackson County for the railroad crossing at Twin Creeks. Pending resolution of a few minor issues, we are waiting to hear on a final order from the railroad. The crossing is slated to be signalized, and construction would build up the road at Highway 99.

Mr. Humphrey said that there had been a slight increase in housing construction in the lower \$200,000 range.

The Cheese Festival is taking place this weekend at the Rogue Creamery. In addition, the Creamery is talking about expanding its cold storage.

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Mike Oliver made a motion to adjourn the meeting. Pat Beck seconded the motion. Meeting was adjourned at 8:10 p.m.

The foregoing minutes of the March 16, 2010 Planning Commission meeting were approved by the Planning Commission at its meeting on the 6th day of April, 2010.

Planning Commission Chair

**GREATER BEAR CREEK VALLEY
REGIONAL PLAN - RESOLUTION**

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director/
Assistant City Administrator

STAFF REPORT

April 6, 2010

AGENDA ITEM: File No. 09017

Consideration of the Greater Bear Creek Valley Regional Plan (the "Plan"), dated November 2009.

Applicant: Jackson County

STAFF SOURCE:

Don Burt, AICP, EDFP Planning Manager

BACKGROUND:

On March 16, 2010 the Planning Commission held a public hearing to gather public input regarding the Greater Bear Creek Regional Plan. After taking testimony the Planning Commission closed the public hearing and moved to forward a favorable recommendation to the City Council subject to the following modifications:

1. Add tax lot 362W34D 230 to CP-4D; and
2. Clarify the indented use of the Little League Fields and the Boy Scout property in CP-6B.

The Planning Commission directed staff to prepare a final resolution for consideration at the April 6, 2010 meeting.

FINDINGS:

Exhibit "B" of the resolution contains the findings supporting the Planning Commission's recommendation. It should be noted that the City's consideration of the Plan at this time is limited to consistency with the Participant's Agreement. As a land use decision the County is responsible for preparing findings addressing consistency with all applicable state land use laws.

DISCUSSION POINTS:

The only point worth noting is staff's inclusion in the Resolution to a modification (Exhibit E") of Figure 2.10 of the Plan as it applies to the average household size within the urban reserve areas. Figure 2.10 uses a figure of 2.69. This figure should read 2.5, which has been previously approved. The County Planning Department has been notified and acknowledges the error.

Exhibits "C – E" address the changes to the Plan as discussed at the March 16th meeting.

ATTACHMENTS:

Attachment "A" – Planning Commission Resolution No. _____

ACTION:

Consideration of Resolution.

RECOMMENDATION:

Approve Resolution No. _____

PLANNING COMMISSION RESOLUTION NO. _____

**A RESOLUTION ON BEHALF OF THE CITY OF CENTRAL POINT
PLANNING COMMISSION FORWARDING A FAVORABLE
RECOMMENDATION TO THE CITY COUNCIL REGARDING ADOPTION OF
THE GREATER BEAR CREEK VALLEY REGIONAL PLAN**

WHEREAS, pursuant to former ORS 197.654 (1) (2007), Jackson County and the cities of Medford, Ashland, Central Point, Eagle Point, Phoenix and Talent, entered into a collaborative regional problem-solving (RPS) process; and

WHEREAS, the City of Central Point (City), as a participant in RPS, having signed a Participants' Agreement identifying a regional land use problem, establishing goals addressing the problem, creating mechanisms for achieving such goals, and a system for monitoring the implementation and effectiveness of the those goals; and

WHEREAS, the Greater Bear Creek Valley Regional Plan (the "RPS Plan") contemplated by the Participants' Agreement has been proposed under the provisions of former **ORS 197.654(1)** and former **197.656(2)**, which remain applicable to this RPS process; and

WHEREAS, Jackson County is the local government charged with adopting the final RPS Plan; and

WHEREAS, the RPS process must include: (a) An opportunity for involvement by other stakeholders with an interest in the problem; and (b) Efforts among the collaborators to agree on goals, objectives and measures of success; and

WHEREAS, the City has been requested to make recommendation(s) to Jackson County concerning the contents and adoption of the final RPS Plan, including associated maps and Findings; and

WHEREAS, the City's Planning Commission conducted hearings on the RPS Plan on March 16, 2010; and

WHEREAS, all requirements for legal notices and advertisements have been fulfilled and public testimony accepted and recorded; now, therefore,

**THE CITY OF CENTRAL POINT PLANNING COMMISSION RECOMMENDS
TO THE CITY COUNCIL AS FOLLOWS:**

Section 1 – RPS Plan.

The Planning Commission hereby forwards a favorable recommendation to the City Council regarding approval of the **“Greater Bear Creek Valley Regional Plan, November 2009”**, attached as **Exhibit “A”**, including Findings attached as Exhibit “B”, and subject to the following modifications:

1. Clarify the use of the Employment designated lands in CP-6B as described in Exhibit “C”;
2. Include tax lot 362W 34D 230 within CP-4D as described in Exhibit “D”, and
3. Correct Figure 2.10 per Exhibit “E” .

PASSED by the Planning Commission and signed by me in authentication of its passage this 6th day of April, 2010.

Planning Commission Chair

ATTEST:

City Representative

Approved by me this _____ day of _____, 2010.

Planning Commission Chair

EXHIBIT “A”
Greater Bear Creek Valley Regional Plan
Volumes 1 – 3

FINDINGS OF FACT
FOR
CONSIDERATION OF THE GREATER BEAR CREEK REGIONAL
PLAN

Before the City of Central Point
Consideration of the Greater Bear Creek Regional Plan

Applicant:
Jackson County

I. INTRODUCTION

On December 22, 2008 the City Council approved Ordinance No. 1923 adopting the Bear Creek Valley Regional Problem Solving Agreement (the "Agreement"). The Agreement set forth the terms and conditions agreed to by the City relative to implementation of the draft Plan as referenced in the Agreement. The Agreement further states that the adopted Plan shall be what is adopted as a result of Jackson County's comprehensive plan amendment process¹.

Jackson County is currently in the process of conducting a series of public hearings to consider approval of comprehensive plan and land use regulations necessary to approve and implement the Plan, which upon adoption will become the adopted Plan per the Agreement. As part of the County's review process the participating cities are provided an opportunity to review a final draft of the Plan, and will forward a recommendation to the County planning commission regarding the Plan. Participating cities will also be given an opportunity for oral comment before the County planning commission prior to the County's final decision.

The purpose of these findings is to confirm that the plan as presented in Exhibit "A" is substantially consistent with the draft Plan presented in the Agreement, and to forward a recommendation to the County to approve the Plan as presented in Exhibit "A", with changes.

As used in these findings the following terms are used in referencing the Greater Bear Creek Valley Regional Plan:

"Regional Plan" – A generic reference to the Greater Bear Creek Regional Plan;

"Agreement Plan" – Refers to the Regional Plan approved as part of the Participants Agreement;

"Pending Plan" – Refers to the Regional Plan dated November 2009 and the subject of these findings; and

"Adopted Plan" – Refers to the Regional Plan adopted by the County per the current proceedings, subject to LCDC acknowledgement and appeals.

It is the purpose of these findings to determine whether or not the Pending Plan is consistent with the Agreement Plan, and to recommend any changes, and supporting findings, that are revealed during the City's public hearing process.

The following addresses the comparison between the Agreement Plan and the Pending Plan:

¹ RPSA, Section II General Agreement

II. Greater Bear Creek Valley Regional Problem Solving Agreement

The Greater Bear Creek Valley Regional Problem Solving Agreement (“Agreement”) has been approved by the City² and the Land Development and Conservation Commission on September 23, 2009. The Agreement is an agreement by all participating cities that they will abide by the Plan adopted by the Implementing Signatories and acknowledged by the State of Oregon. The Agreement further stipulates that the adopted Plan shall be the Plan adopted as a result of Jackson County’s comprehensive plan amendment process.

Approval of the Agreement included approval of the Agreement Plan, subject to any modifications that may occur during the comprehensive plan and land use changes necessary to implement the Region Plan.

III. Statement of Problems to be Addressed

Finding: The Agreement identifies three problems to be addressed by the Regional Plan:

Problem #1: Lack of a Mechanism for Coordinated Regional Growth;

Problem #2: Loss of Valuable Farm and Forest Land Caused by Urban Expansion;
and

Problem #3: Loss of Community Identity.

These three problems were addressed in the Agreement draft Plan³. The pending draft of Plan restates these three problems verbatim⁴.

Conclusion: The pending draft plan is consistent with the Agreement draft Plan.

IV. Project Goals

Finding: The Agreement sets forth three goals to be achieved by adoption of the Plan:

Goal #1: Manage future regional growth for the greater public good;

Goal #2: Conserve resource and open space lands for their important economic, cultural, and livability benefits; and

Goal #3: Recognize and emphasize the individual identity, unique features, and relative comparative advantages and disadvantages of each community within the Region.

² City of Central Point Ordinance No. 1923, December 22, 2008

³ Greater Bear Creek Valley Regional Plan, July 2008, Chapter 1

⁴ Greater Bear Creek Valley Regional Plan, November 2009, Chapter 1, Section 4.3.1.

These three goals were incorporated in to the Agreement draft Plan⁵. The pending draft Plan restates these goals verbatim, including all related guiding policies as previously presented in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

V. Optional Techniques/Strategies for Implementation

Finding: The Agreement Plan included ten (10) optional implementation techniques addressing⁶, addressing the Problems and Goals discussed in the Agreement Plan. The Pending Plan restates, verbatim, the implementation techniques set forth in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

VI. Measurable Performance Indicators

Finding: In the Agreement Plan⁷ there are ten (10) Performance Indicators, which are essentially a restatement of the Implementation Techniques. The Pending Plan⁸ restates, verbatim, the Performance Indicators set forth in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

VII. Incentives and Disincentives to Achieving Goals

Finding: In the Agreement Plan⁹ there are six (6) incentives for participating cities to adhere to the Plan, and six (6) disincentives. The Pending Plan¹⁰ restates, verbatim, the Incentives and Disincentives set forth in the Agreement Plan.

Conclusion: The Pending Plan is consistent with the Agreement Plan.

VIII. Progress Monitoring System & Amendment Process

Finding: In the Agreement Plan¹¹ Section IV of the Agreement lists the standards by which progress in attaining the objectives of the Regional Plan will be measured, including minor and major amendments to the Regional Plan. The language in the Pending Plan¹² is verbatim from the Agreement Plan.

⁵ Greater Bear Creek Valley Regional Plan, July 2008, Chapter 1, Section 7

⁶ Ibid, Chapter 6, Section 1

⁷ Ibid, Chapter 6, Section 2

⁸ Greater Bear Creek Valley Regional Plan, November 2009, Chapter 5, Section 1

⁹ Ibid, Chapter 6, Section 3

¹⁰ Greater Bear Creek Valley Regional Plan, November 2009, Chapter 5, Section 2

¹¹ Ibid, Chapter 6, Section 4

¹² Greater Bear Creek Valley Regional Plan, November 2009, Chapter 5, Section 2

Conclusion: The Pending Plan is consistent with the Agreement Plan.

EXHIBIT "C"

Note: Proposed changes identified in red.

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Area CP-6B: (Third paragraph)

"Central Point Little League operates a baseball field facility on a 14.5 acre parcel within one of the two Agricultural land inclusions in CP-6B. The baseball property constitutes the majority of the acreage within this Agricultural land inclusion. Two EFU zoned parcels having approximately five aggregate acres, exists between the baseball fields and the Rural Residential land to the north. These two parcels are used by the Central Point Council, Boy Scouts of America for its facilities and activities. The Boy Scout property is not nor likely will be used for farming in the future (other than incidental not-for-profit farming by Boy Scouts). In Figure CP.11 both the Central Point Little League property and the Boy Scout property are classified under then Employment land use-type, with the understanding that they will be retained as a subclassification land-use type Institutional. The second inclusion of Agricultural land is located near the geographic center of CP-6B and is completely surrounded by Rural Residential exception lands. Together, these inclusions have approximately 14-19 acres."

Figure CP.11

CP-6B Urban Reserve By Existing and Potential Land-Use Type						
Crusty Agriculture	Residential Development	Residential	Aggregate	Resource	Open Space /Parks	Employment
Existing Plan		77%		23%		
Proposed Uses		90%				10%

EXHIBIT "D"

Note: Proposed changes identified in red.

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Figure CP.3

OVERVIEW SUMMARY OF DETAILED STUDY AREA						
Detail Study Area	Lots	Existing Dwellings	Gross Acres	Physically Constrained	Built	Generally Unconstrained
CP-1B	104	103	544	82	21	441
CP-1C	25	26	70	2	9	60
CP-2B	72	82	325	25	19	282
CP-3	9	7	36	8	1	27
CP-4D	67	01	8283	30	01	52
CP-5	9	11	31	10	2	19
CP-6A	165	163	444	2	56	386
CP-6B	95	93	188	4	22	162
CP-A.a	28	30	86	9	9	69
CP-A.b	1	1	177	8	0	169
CP-A.x	+	+	+	0	+	0
CP-B.x	6	4	297	11	1	286
CP-D.a	7	4	87	0	1	86
CP-D.b	3	0	46	0	0	46
CP-FG.x	4	4	247	67	1	179
Totals	535	529	2,664	258	141	2,264

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Area CP-A.x:

This area is a single rural residential parcel one acre in size with one dwelling. It is situated between the City-owned Bear Creek Greenway tract to the west and the Bose Subdivision to the east. An actively farmed 177-acre orchard (Area CP-A.b, above) is adjacent to the north. This parcel is not appropriately sized in a manner that could accommodate appreciable urban development without increasing existing conflicts with adjacent high-value commercial agricultural uses. Further review of the Goal 14 factors is not merited where compatibility with adjacent agricultural cannot be achieved.

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Area CP-4D:

This Urban Reserve area exists as a triangular-shaped tract that runs along the northeastern side of Interstate 5. The area has approximately 82-83 acres, approximately two-thirds of which is currently designated Agricultural and is owned by Jackson County. The southerly third of the area is designated as Rural Residential land and is owned by the City of Central Point. Both tracts are part of the Bear Creek Greenway. None of the land is or has in recent history been in agricultural production and the soils are of low agricultural suitability (Class IV-VII, where not built as roadway, or within the Bear Creek floodway). This area also has environmental

constraints. The eastern third of this 8283-acre area is within the 100-year floodplain of Bear Creek and is also impacted by wetlands. The City expects to use this area for passive recreation, dedicated open space, or parks adjacent to and in connection with the Bear Creek Greenway.

At the northeast corner of CP-4D there is a one-acre parcel of exception land zoned Urban Residential (UR-1). This property has an existing residence, and abuts the City limits and residentially zoned lands to the east. The property also abuts Agricultural lands to the north. As an exception area it was deemed appropriate to include the property within this urban reserve as first priority land. However, it is recognized that the property abuts Agricultural land, and as such any future development of the property will be subject to compliance with the agricultural buffering standards to be implemented as part of this Plan. Because of the existing residential character of the property, and its proximity to other developed residential lands, it was deemed appropriate to include this parcel within CP-4D.

Figure CP.8

CP-4D Urban Reserve By Existing and Potential Land-Use Type						
Goal 14 Acreage: 2,431	Regionally Developable: 52%	Residential	Aggregate	Resource	Open Space /Parks	Employment
Existing Plan		32%		68%		
Proposed Uses		1%			100%	

With the exception of the single residential exception property, this area was found to be suitable for park and trail use due to the following Goal 14 boundary location factors and resource land use impacts:

1. *Efficient Accommodation of Identified Land Needs* – CP-4D will accommodate the City's identified park land needs and non-motorized transportation facility needs. The Bear Creek Greenway Master Plan guides the city and county development which links active recreation nodes with a bicycle/pedestrian trail system along the natural corridor of Bear Creek. The plan includes a land and easement acquisition strategy which seeks to eventually extend the greenway trail to the Rogue River. Although public ownership of the greenway is preferred, easements have also been employed as a viable alternative. Through the years aggregate has been mined from Bear Creek; sometimes leaving deep pits which have filled with water and provide habitat for fish and wildlife. Reclamation plans for aggregate sites which exist to the north provide extension of the greenway trail system. Construction of this trail linkage and including same within or linking to the larger Central Point urban area, will provide an alternative transportation mode for workers in the Tolo employment area in addition to providing recreational access along the greenway for all.

The inclusion of the one acre residential property recognizes the exceptions status of the property and avoids the potential isolation and long term limitation of public service extensions.

2. *Orderly and Economic Provision of Public Facilities and Services* – The area extends northerly from existing city limits over land assembled by public agencies for the purpose of providing the Bear Creek Greenway in accordance with its adopted master plan. Access to urban facilities and services, to the limited extent needed for the

greenway use and the exceptions parcel, may be extended directly from Old Upton Road on the south and the Boes subdivision to the east. Greenway improvements, policing, and management would be coordinated between the City and Jackson County.

3. *ESEE Consequences* – The overall comparative ESEE consequences of an Urban Reserve boundary in this area is positive, based on the following:
- a. *Economic* – The provision of park and non-motorized transportation linkage will supply an attractive community amenity and have a positive affect on property values and tourism. It will also afford workers a more economical way to access employment opportunities. The area has already been acquired by the public and inclusion into Central Point will help finance completion of this segment of the Bear Creek Greenway. The use of lands within the greenway area for economically viable agriculture is severely limited as discussed above. Land acquisition will be required in other areas to provide for park and trail needs.

The inclusion of the one acre exception parcel will allow for the extension of public utilities as may be needed to serve this property. The economic conclusion is neutral.

- b. *Social* – Residents and vistors will have the opportunity to view preserved natural habitat in close proximity to urban populations and inclusion of this area will facilitate the development of facilities for the handicapped. This will positively affect the community's sense of identity and quality of life, and will promote opportunities for healthful exercise. Park land will need to be provided in some proportion for any future growth area. However, the greenway is a unique resource in this fixed location.

Inclusion of the exception parcel will have a positive social consequence as a result of the property being able to obtain public services and utilities similar to the abutting residential subdivision to the east.

- c. *Environmental* – the area will serve as a natural area providing open space and habitats for fish and wildlife. Inclusion as urban reserve will assure, through and urban reserve management agreement and the RPS agreement, further protection for the area to preserve the enumerated natural values.

The environmental consequence of including the exception parcel within CP-4D is neutral. The property is currently zoned and developed for residential use. Any future development of the property will be subject to compliance with the agricultural buffering standards required of this Plan.

- d. *Energy* – inclusion of the area will facilitate completion of a continuous trail along the length of the Bear Creek corridor and, specific to this segment, a non-motorized corridor between the Tolo employment area and residential population areas of Central Point. The delivery of non-motorized transportation facilities linking employment and residential areas can and is expected to result in significant energy savings.

The inclusion of the exception parcel, because of it existing development and proximity to available public facilities, will not have an adverse impact on the

use of energy.

4. Compatibility of the Proposed Urban Uses with Nearby Agricultural and Forest Activities Occurring on Farm and Forest Land Outside the Urban Growth Boundary –

There are no nearby forest lands or forest activities. Nearby agricultural uses on land that would remain outside the urban area (assuming inclusion of the greenway area) include an active fruit orchard having approximately 177 acres and located to the east of the corridor. Hay and livestock pasturing further to the north exists along the east bank, and the cultivation of field crops also exists north of the subject area to the west of the creek corridor. The proposed urban use of the area will be for park and trail use. The Bear Creek Greenway routinely traverses farm land throughout its reach. Fencing is used to control and prevent trespass. The predominant wind direction during the summer months is from the north. Consequently, care in the routing of the trail and separation of recreational areas from farm activities should and will be taken in the planning of these park and trail facilities and the same will occur under the jurisdiction of Jackson County or the City of Central Point. The area has sufficient size to accommodate setbacks and screening of sensitive receptors from the nearby and sometimes adjacent agricultural land activities. The riparian corridor along the creek is heavily vegetated and provides natural screening through a significant portion of the area. While the potential exists for noise from farm activities, the same are not anticipated to be a significant problem and can be mitigated. In addition, ambient noise from Interstate 5 will serve to dampen noise from farm uses.

The one-acre residential exception parcel that abuts Agricultural lands to the north is occupied by one single-family detached residence dwelling. The inclusion of this parcel within the urban reserve area will facilitate the availability of public utilities to serve the existing residence. Because the parcel abuts Agricultural lands any future development of the property will be subject to compliance with the agricultural buffering standards to be implemented as part of this Plan.

EXHIBIT "E"

Note: Proposed correction is identified in red. The use of urban reserve average persons per household of 2.5 has always been agreed to and noted in prior drafts, and is correctly noted in Volume 2 of the Greater Bear Creek Regional Plan. As a result of this correction it may be necessary to adjust developable land figures.

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Figure 2.10

RESIDENTIAL LAND DEMAND ASSUMPTIONS							
		Ashland	Central Point	Eagle Point	Medford	Phoenix	Talent
Expected Residential Buildout of Existing UGBs	People Per Household	2.15	2.69	2.82	2.47	2.30	2.25
	Density (DU/Gross Acre)	5.28	5.50	5.20	5.20	6.00	5.65
Anticipated Residential Buildout of Proposed URAs	People Per Household	n/a	2.69 2.50	2.82	2.41	2.30	2.30
	Lower Density (DU/Gross Acre)	n/a	6.00	6.40	6.50	6.20	6.20
	Higher Density (DU/Gross Acre)	n/a	7.26	7.74	7.87	7.50	7.50

NORTH VALLEY CENTER EXTENSION

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director/
Assistant City Administrator

STAFF REPORT

April 6, 2010

AGENDA ITEM: File No. 07038

Consideration of a request for extension of a site plan application for development of a mixed use commercial shopping facility known as the North Valley Center. The subject property is located on East Pine Street (Biddle Road) in the C-4, Tourist and Office Professional zoning district and identified on the Jackson County Assessor's map as 37S 2W 01C, Tax Lot 802. **Applicant: Bank of the Cascades.**

STAFF SOURCE:

Connie Clune, Community Planner

BACKGROUND:

By Resolution No. 723 dated April 3, 2007, the Planning Commission approved a site plan for development of a 4.87 acre shopping facility. On April 3, 2008, the Applicant requested and received a one year extension of the original site plan approval. On March 31, 2009, Bank of the Cascades received the property in lieu of foreclosure. The bank requested and received a one year extension of the original site plan approval to April 1, 2010. On March 19, 2010, the Applicant requested an additional one year extension of the site plan. If granted, the revised expiration date would be April 1, 2011. The Planning Commission may extend the site plan approval for an additional period of one year as provided by CPMC Section 17.72.070.

Preceding the original approval of the site plan application, the Applicant applied for and received a tentative five (5) lot subdivision plan for the project (File No. 07030). The tentative plan has since expired. Any future proposals for subdividing the property will require a new tentative plan application.

ISSUES:

The request to extend the one year expiration date for the site plan application is the third such request. Section 17.72.070 is silent on the number of extensions allowed.

FINDINGS:

The request for a one year extension was received in a timely manner. The current economic environment is referenced as justification for the extension. Conditions affecting the original approval of the site plan have not changed. The application conforms to the Transportation System Plan, and Comprehensive Plan policies have not been modified. CPMC requirements related to extensions and tentative approvals may be reviewed and revised but will not have an impact on the current request.

ATTACHMENTS:

Attachment "A" – Request for extension letter dated March 19, 2010.

ACTION:

Consideration of the request for a one (1) year extension.

RECOMMENDATION:

Approve the request for a one (1) year extension.



RECEIVED
MAR 23 2010

March 19, 2010

ATTACHMENT "A"

Connie Clune, Community Planner
City of Central Point Planning Department
140 South Third Street
Central Point, OR 97502

Subject: North Valley Center (File No. 7038) – Extension of Site Plan Approval Request

Dear Ms. Clune:

As the owner of the subject property which received Site Plan Approval from the City of Central Point as File No. 7038, and an extension until April 1, 2010, we request that an additional one-year extension of the approval be granted for the above referenced file.

The Bank continues to actively market this property; unfortunately we have not yet been able to find a buyer for this site. The current economic climate has caused delays for many projects, for a variety of reasons. The granting of this extension will allow us an additional year to work towards a sale on this property, at which time the new owner can continue with the approval process.

If you have any questions, or if there is any additional information that I can provide, please do not hesitate to call. I can be reached at 541.330.7541 or via email at bbergler@botc.com

Thanks you very much for your assistance.

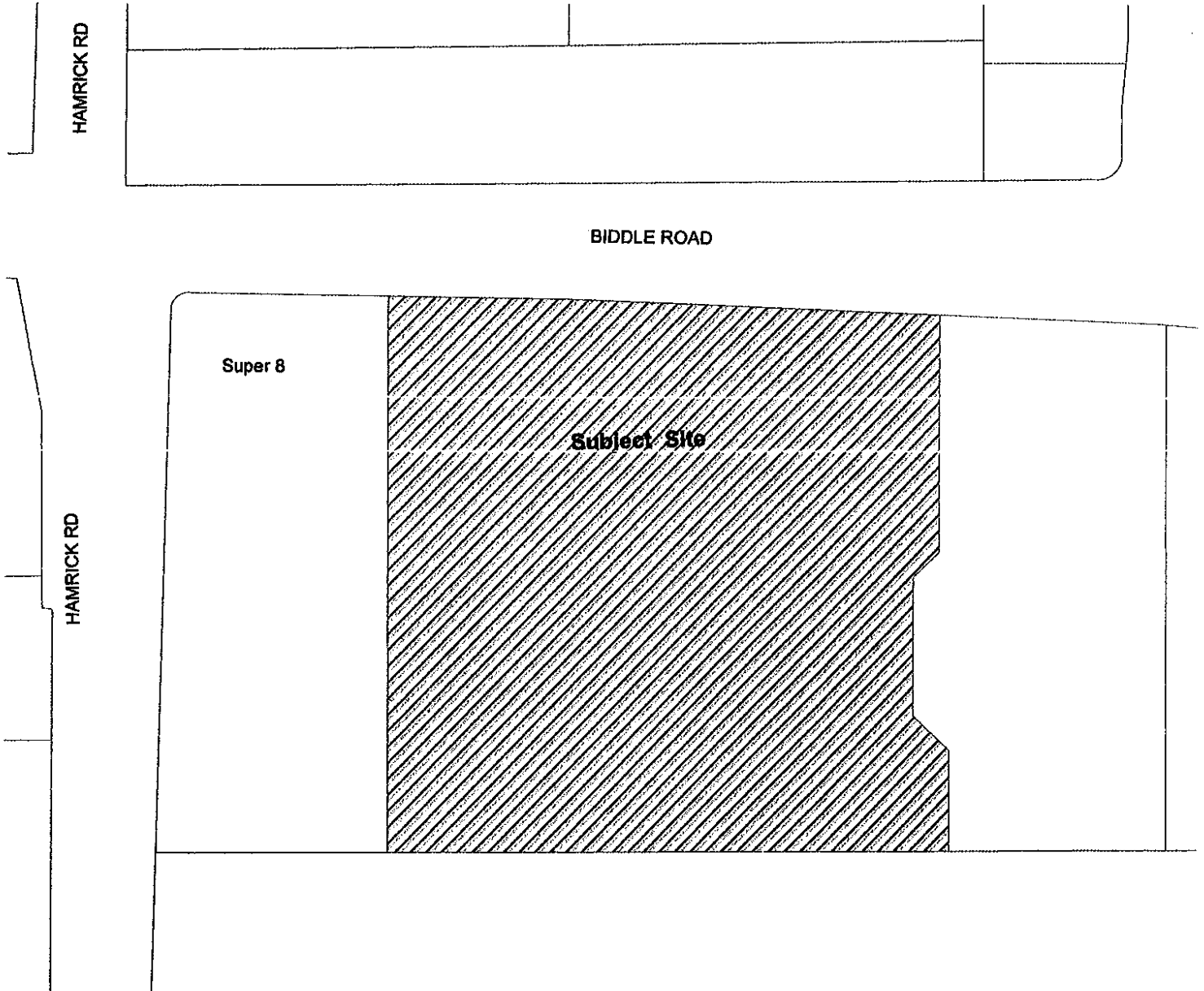
Sincerely,

Brian D. Bergler
Vice President
Other Real Estate Owned Specialist

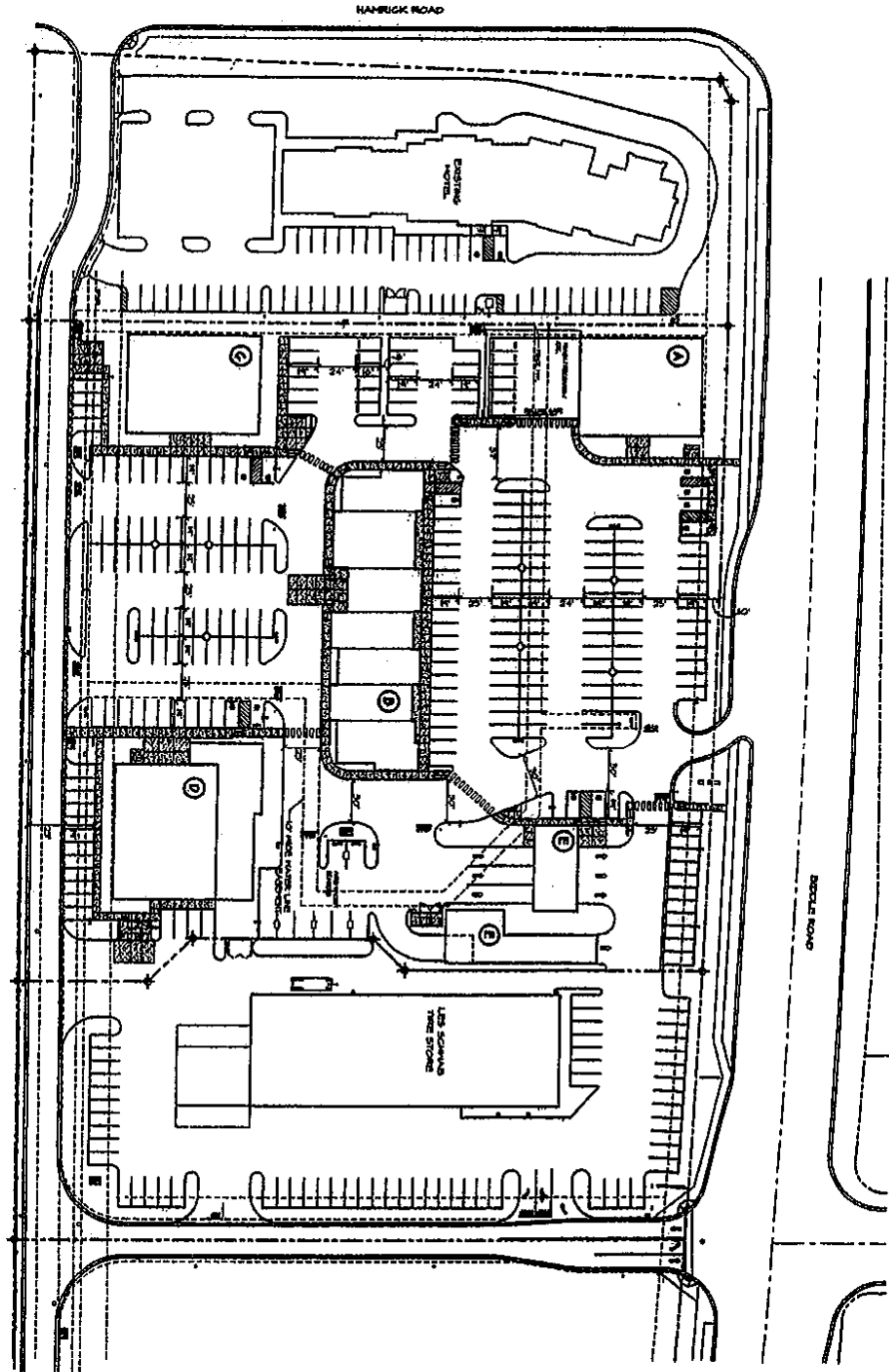
cc: Jim Maize
Maize & Associates



Bank of the Cascade File No. 07038



North Valley Center



NORTH
 SITE PLAN NO. 1A
 SCALE: 1" = 40'-0"
 NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

BUILDING TYPE / AREA

BUILDING 1: RETAIL / 14,000 SQ. FT.

BUILDING 2: RETAIL / 14,000 SQ. FT.

BUILDING 3: RETAIL / 14,000 SQ. FT.

BUILDING 4: RETAIL / 14,000 SQ. FT.

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BUILDING 97: RETAIL / 14,000 SQ. FT.

21

SITE REVIEW
EXHIBIT

NORTH VALLEY CENTER
 EXCELSIOR INVESTMENT COMPANY
 CENTRAL POINT, OREGON

ARLOE AND ASSOCIATES
 ARCHITECTS
 1000 N. 10TH AVE.
 SUITE 100
 CLATSOP, OR 97130
 TEL: 325-1234
 FAX: 325-5678

Musings

By the Editor

MUSINGS

For the past several weeks the writer has been busily engaged in seeing if his hand had lost its running in working with wood. For many years we followed two trades—carpentering and printing—mostly carpentering. So when the goede frau demanded that we get busy and enlarge a small bedroom in the mansion, we of course obeyed orders. The job called for removing a portion of the rear wall of the old house and the building of a screened porch with windows which drop out of sight when not wanted, but which can easily be closed when necessary.

We soon found that while we had not forgotten the tricks of the trade, yet somehow Father Time had sneaked up on us and we had quite a bit of difficulty in climbing up and down, working from stagings and on the roof. Funny how a feller's legs seem to go back on him when he has almost reached the Biblical limit of three score years and ten. He can't seem to balance himself so easily, nor hang by his eyebrows to drive nails in inaccessible places. And his breath seems to come in short pants on the slightest provocation. But it's lots of fun going back to one's old trade, at that.

Working on this job brought sharply to mind the first year we lived in this great country—back in 1908-9. Our first job after getting the family under cover was for that great old country editor, A. S. Bilton, who then operated the Morning Mail in Medford and who later sold out to George Putnam, who had the Evening Tribune—thus the present, "Mail Tribune." The great "boom" was then at its height and we soon learned that we could get higher wages as a carpenter than as a printer. Carpenters got \$18 per week and printers got \$15. So we straightened out the old tool box, sharpened everything in good shape and hunted up a job house building.

And in those days, although we carried a card in the International Brotherhood of Carpenters & Joiners, we didn't just hang around the union hall as they do nowadays—we just sneaked around town and whenever we heard the sound of a saw and hammer we hunted the source of the sound and asked if they needed more help. We landed many a good job just that way. And somehow we feel that if the men who work with their hands in this day and age would lay off worrying about shorter hours and higher wages—in other words, if they would work as our forefathers worked, from "can" to can't," as the feller said, the country would be better off.

Musings

By the Editor

Everything comes to him who waits, as the feller said. This week sees the fulfillment of the hopes of many years for this writer. For many years we have stood with our mouth watering watching the operation of automatic fed printing presses and hoping that some day we, too, might have one in our own shop. It seemed almost hopeless, because that kind of machinery isn't given away with gum, you know. But today, we have such a press, complete and running right along side of the old antique we have struggled with so long.



It seems that with the coming of the big camp and the thousands of men who have come here to build it, our customers are doing more business in their several lines, and of course need more printing. So in order to remain in business we just had to secure adequate machinery or quit. So we went on a still hunt up in Portland and found just what we needed. Today we got the power connected and after some juggling to get the wrinkles ironed out, we at last got the thing clicking away like a clock.



Re-elect

A. E.

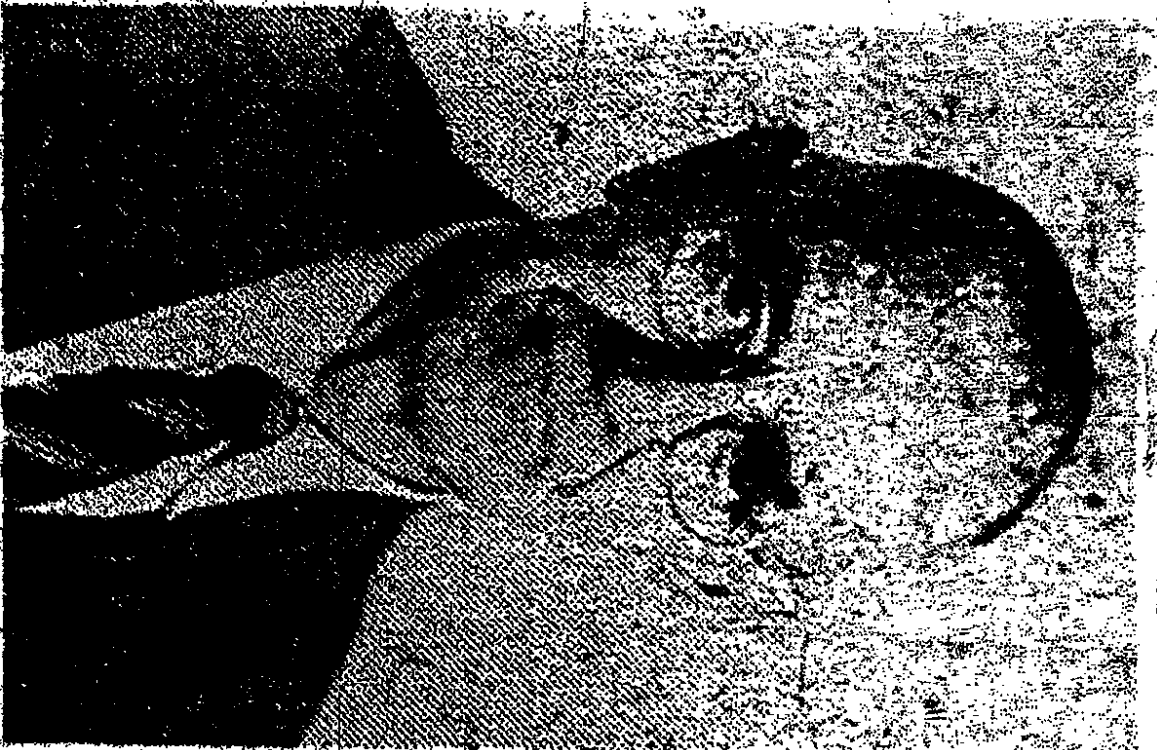
POWELL

Republican Nominee

for

COUNTY

COMMISSIONER



CONTINUED COURTEOUS, EXPERIENCED,
ECONOMICAL SERVICE.

—Paid Adv.

Musings

By the Editor

Again we start another new year. Fifteen years ago last October the writer and his youngest son, Harry, came down to this city from our old home in Medford to take over a half interest in the American. One month later our partner was completed, on account of failing health, to return to his old home in Michigan, and we found ourselves with a newspaper on our hands—and what a newspaper that was. There were no subscription books—merely a mailing list with no dates showing when the subscription started or ended. There was very little advertising patronage, and if we did as much as five dollar's worth of printing in a month, we felt we were lucky. And all this right at the start of the Great Depression, which was to last until the coming of the War. Sounds hopeful, for an elderly man with a wife and family of four children, eh?



Musings

By the Editor

It is with a very decided feeling of sadness that we sit down tonight to write this, for this issue of The American comes the end of our occupancy of the old office on South Second street in this city. For nearly fifteen years the writer and his family have sweat and froze and labored long hours in this dingy old place. We have seen many changes in our city in that time, and have had our humble part in many of them. And now the end of that era has come. Tomorrow the lights go off for the last time and the job of tearing out the machinery and equipment starts. The next issue of this paper (if we can find paper enough on the Pacific coast to print it) will come from the new shop we have been building just a block and a half north of the old one. We hope our friends will come and see us in our new location and that we can be of even more service to our community in the future.

editorially speaking . . .

FOR ONE LAST TIME

Before this writer pulls the cover over this old "mill" for the final time, he would like to leave you with a few passing thoughts.

Central Point and its people have been good to us for the past two and one-half years and we will retain many memories of friendships, experiences and minor tribulations. On the whole, we will regret the separation, but we feel the gain in knowledge and maturity will, at least in part, make up for any present situation.

We will cherish the memories surrounding the birth of our youngest child while residents of this town. We will cherish the memories of friendships which we hope will not end. We will cherish the part we have played in the life of a small American town. We will cherish the feeling that we have been able to contribute, in our small way, to the growth and progress of this city.

The value of these memories will not overshadow, however, the dreams we hold for Central Point which we are sure will eventually become reality.

If you will bear with us, we would like to point out a few small things which we hope will be done to improve this town . . . "our town" . . . If you please.

First, we would like to see a complete business section develop along Pine street. Next, we would like to see the many "absentee" business owners and employees become an active part of Central Point, both by residence and by interest.

Further, we would like to see the city administration operated on a sound business basis and the many complaints from residents halted. We would like to see the city officials take a sincere interest in the town and continually drive and work for its improvement.

Next, we would like to see the (if you'll pardon the expression) mossbacks of our town take a completely new outlook toward the town and stop the opposition which they are continually offering to growth, development and progress.

Finally, we hope that some day, this city will work out some arrangement to provide paved streets, concrete walks, uncluttered vacant lots, trim and neat homes in all parts of town and parks and recreation facilities for its youth.

In short, we sincerely hope that Central Point will overcome its "growing pains" and develop into a full fledged, active city.

Our suggestions may be too pointed for some to accept, but we are making them only because of the sincere interest we have in the town and its people. We believe the people of this town will not disappoint us.

It has been our pleasure . . . goodbye.

Ashton to Buy Sharpe's Share Of American

Arrangements will be completed this weekend between Chester A. Ashton and Cecil A. Sharpe Jr., co-publishers of the Central Point American, for the purchase of Sharpe's interest in the Central Point Publishing company by Ashton.

When legal agreements are signed, Ashton will become the sole owner of the newspaper and commercial printing shop.

Ashton has not announced future plans for the Central Point American or for the commercial printing side of the firm.

Sharpe has revealed that he and his family intend to enjoy their first vacation in seven years before making plans for the future.

The two men and their families came to Central Point in April, 1954, and purchased the Central Point American from Kenneth Powell and the estate of the late Virginia Ellen Powell.

Since May 1, 1954, the date of the purchase, the partners have produced the Central Point American, a weekly newspaper serving School District 8, and conducted a commercial printing business in conjunction with the newspaper.

FINAL EDITION

It is with deep regret that we announce the sale of the American Publishing Company to Mr. Chester Ashton and Mr. Cecil Sharpe, formerly of John Day, Oregon... The sale is effective May 1.

The new owners are experienced newspaper men and will publish a paper that the citizens of Central Point and surrounding area will point to with pride.

My wife and I will appreciate your giving the new owners the same splendid support you have given us over the past years.

How time passes! In the fall of 1931, my father, Arthur E. and my mother, Virginia E. Powell, purchased the American from Ellis Galt. At that time the paper was located in the building opposite the telephone office. Three years later I came into the shop and have been with the paper ever since.

When Arthur E. Powell was elected county commissioner in 1942, I was given complete charge of the business and became owner of a one half interest. In the spring of 1944 we decided to build a new building on North 2nd Street. That building has been The American's home since that time.

Thinking back over those years—well it's just hard to keep a tear or two from showing. The people of Central Point and surrounding area have been very kind to us. We do not have the words to properly express our feelings, but do say, "Thanks and God Bless You All."

Sincerely,

Kenneth and Violet Powell

Newspaper Press To End Life As Museum Display

The boneyard of newspaper presses is usually the nearest scrap iron dealer, but in the case of the old Prouty newspaper press, formerly used by the Central Point American, fate decreed another end.

The Prouty press is now part of the Jacksonville Museum display of early day Jackson county history.

Following the purchase of the modern No. 42 Lee press for the American, the new publishers, Chester Ashton and Cecil Sharpe found that the museum was most interested in having the press.

Arrangements was made and the stout old veteran was hauled from the American shop to the museum on Tuesday morning.

From available information, the Prouty press was the oldest of its type in the Pacific Northwest. It reportedly came around Cape Horn in a sailing ship before the turn of the century. Years ago, it was used to print the Jacksonville Sentinel.

In 1903-04

The press came to Central Point in 1903 or 1904, according to best reports. From that time it was used to print the newspaper at Central Point. The last complete edition reproduced by the press was last week, May 6, 1954.

The "nickname" for the press was "grasshopper" because of the startling method in which the bed of the press was changed for the impression stroke. Production capacity of the press, when powered by an electric motor, was 600 impressions per hour.

Reports from the museum reveal a "plush" future for the ancient machine. It will be cleaned up and displayed with the original hand crank method of operation. Plans are to set up a front page replica and sell them to museum visitors.

Publishers Plan Radical Changes For American

Big things are in store for readers of the Central Point American according to plans of the new publishers, Chester Ashton and Cecil Sharpe.

The two men plan to convert the present publication into a modern tabloid size paper with the next edition.

A modern 25 x 38 No. 42 Lee newspaper press has been purchased in Portland by the two men and it is expected to be installed in time for the May 13 issue of the American.

Reduce Columns

In addition to changing the page size of the newspaper, the publishers will reduce the size of the columns to 12 picas, about two inches, to conform with more nationally accepted size. Another radical change, which will improve the reading ease of the paper will be the absence of column rules. The use of white space rather than column rules is one of the more recent developments in newspaper typography.

Caster and Saw

Other equipment which will be added in the immediate future will be a Ben Franklin Trim O Saw and five-column Hammond electric caster. Both pieces of equipment will replace obsolete machinery currently in use in the American office.

Other changes which will be made in the future include purchase of new type for the newspaper and commercial printing departments, and other smaller pieces of equipment.

Old Newspaper Press Feature of Meeting

One of the highlights of the annual meeting June 7 of the Southern Oregon Historical Society will be the display featuring the old Prouty newspaper press.

This press, which printed the Central Point American for many years, was donated this month to the museum by Chester Ashton and Cecil Sharpe of the Central Point Publishing Co.

The annual meeting of the society has been called for 6:30 p.m. Monday, June 7, at Jacksonville. Ladies of the Eastern Star of Jacksonville will serve the dinner in the Masonic hall.

After dinner, all present will adjourn to the museum for the evening to see what has been accomplished. Reservations, which must be made before June 1, can be made through Edith M. Gifford, secretary, 427 Medical Center building, Medford.

American Installs Automatic Press

An automatic printing press was installed in the commercial printing department of the Central Point American last Friday by co-publishers Chester Ashton and Cecil Sharpe.

The new machine will do away with time-consuming hand feeding of commercial printing orders. It is expected that the automatic press will enable the co-owners to give faster service to commercial printing customers.

The new machine is a 10x15 Chandler and Price press with the automatic Kluge feeder unit attached. The new press has a production capacity of well over 2,000 impressions per hour.

The co-publishers invited interested persons to come in and view the new press as well as other equipment in the shop.

Musings

By The Editor

We were handed a copy of an old paper the other day which proved to be the forerunner of The American of today. It would appear that someone back in about 1924 started a little five-column paper in this city called the Central Point American. The copy we have is Volume, No. 38 and is dated January 7, 1927. There is a lot of interesting stories in the little sheet, some telling of the great growth of the city in the past year and prophesying great things for the future. It was at just this time that the proprietor of the paper decided to move his printing establishment to Ashland, where he hoped to operate a two-town newspaper. Of course he soon went broke and the paper was finally sold to the Ashland Tidings and closed up.

Then in 1928 John Sheley, then a real estate dealer here, decided the town needed a newspaper. So he went over to Jacksonville and bought a little plant, consisting of an ancient newspaper press and a few cases of type and resurrected The American. The writer took over its management in the fall of 1931 and at that time there wasn't much evidence of the prosperity our predecessor had predicted. In fact the little village was about as dead as anyone could wish. The Great Depression was getting in full swing and jobs were scarce as hen's teeth. People were losing their homes by mortgages and even the local bank was over-stretching its credit and finally had to close its doors. It wasn't a very cheering prospect for an elderly feller starting a new business. But with the aid of Providence and the Continental Congress as the feller said, we are still going strong and doing more business in a week than we did then in a month.

COMBINE WITH PRESENT PAPER

The Times has purchased The Central Point American, a weekly which has been published in Central Point for the last 28 years.

The Times will absorb the paper, circulation, advertising and all and will publish it as a part of the regular edition which circulates in Rogue River, Gold Hill, Central Point, Medford, Talent, Phoenix, Shady Cove, Prospect, Jacksonville and other areas in the county.

The deal was made last week-end between Chester A. Ashton, the American owner, and Maxwell L. and Marcia E. Thayer, owners of The Times.

Ashton will retain the physical properties of the plant which will be used for commercial printing. He has taken in with him as an associate, Jack White, formerly with Commercial, Medford. White will work both inside and outside of the plant.

For the time being The Times will maintain offices in the Central Point Publishing Company but soon will open an office in Central Point with a full-time reporter-cameraman.

Ashton and his co-partner, Cecil A. Sharpe, Jr., purchased The American in April, 1954, from Kenneth Powell and the estate of the late Virginia Ellen Powell.

Last week, Ashton bought out Sharpe, and the Thayers bought out the newspaper part of the business from Ashton.

The paper will be produced by the offset process.

This is the first time in five years that Jackson county has had but three newspapers. The Times was started in November, 1951. The consolidation of the two now leaves the county with three newspapers, The Times, The Mail-Tribune, and the Ashland Tidings.